



RENDERING



OFFERING MEMORANDUM

DOLLAR GENERAL

Temple Grove (Chattanooga MSA), GA

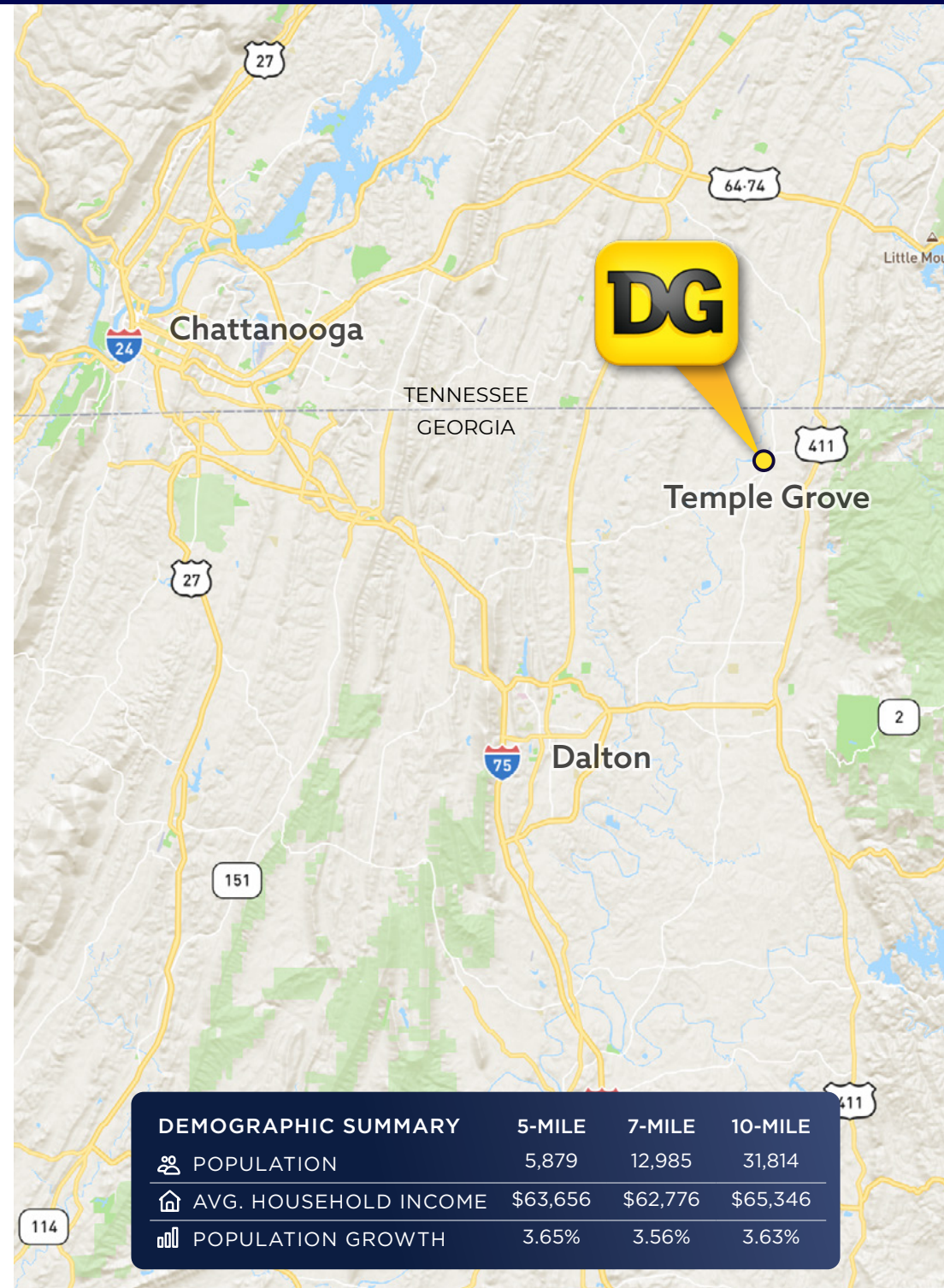
Marcus & Millichap

OFFERING SUMMARY

DOLLAR GENERAL

TBD GA-255 Temple Grove, GA 30711

PRICE	\$1,986,000		
CAP RATE	4.80%		
NOI	\$95,316		
RENTABLE SQ FT.	10,640 SF		
YEAR BUILT	2022		
LOT SIZE	1.67 AC		
TENANT TRADE NAME	Dollar General		
LEASE GUARANTOR	Corporate		
LEASE TYPE	Absolute Net		
ROOF & STRUCTURE	Tenant		
LEASE TERM	15 Years		
RENT COMMENCEMENT DATE	September 2022		
LEASE EXPIRATION DATE	September 2037		
TERM REMAINING ON LEASE	15 Years		
INCREASES	10% Increases During Options		
OPTIONS	Five, 5-Year Options		
BASE RENT	Years 1-15	\$95,316	
OPTION RENT	Years 16-20	(Option 1)	\$104,844
	Years 21-25	(Option 2)	\$115,332
	Years 26-30	(Option 3)	\$126,864
	Years 31-35	(Option 4)	\$139,548
	Years 36-40	(Option 5)	\$153,504
TENANT RESPONSIBILITIES	Taxes, Insurance, CAM, Roof & Structure		
LANDLORD RESPONSIBILITIES	100% No Landlord Responsibilities		



DEMOGRAPHIC SUMMARY	5-MILE	7-MILE	10-MILE
POPULATION	5,879	12,985	31,814
AVG. HOUSEHOLD INCOME	\$63,656	\$62,776	\$65,346
POPULATION GROWTH	3.65%	3.56%	3.63%

INVESTMENT HIGHLIGHTS

NEW UPGRADED CONSTRUCTION DOLLAR GENERAL

- Brand new 10,640 SF Dollar General located in Temple Grove (Chattanooga MSA), GA
- This store has upgraded wood construction and is scheduled for delivery in August 2022.

NEAR DALTON, GA | CARPET CAPITAL OF THE WORLD

- Subject property is located 19 miles north of Dalton, GA at the intersection of Hwy 225 and Hwy 2.
- Dalton is the county seat of Whitfield County located just off Interstate 75 in the foothills of the Blue Ridge Mountains and is the second largest city in NW GA
- Dalton is known as "The Carpet Capital of the World" and is home to 90% of the world's carpet production.
- Dalton houses over 150 carpet plants employing approximately 30,000 people and future job growth is predicted to be 36.74% over the next 10 years.
- Dalton is home to Dalton State College (5,987+ Students). Dalton and Whitefield County School districts include 34 schools with over 17,929 students.

CHATTANOOGA MSA

- Temple Grove is 40 miles Southeast of Chattanooga and is part of the Chattanooga MSA.
- Chattanooga is the fourth largest city in Tennessee with a population of over 170,000 people.
- Chattanooga is one of the South's top travel destinations, with the New York Times naming Chattanooga one of the "Top 45 Places to Go."
- 3 million tourists visit Chattanooga annually and contribute \$1.16 Billion to the economy.
- Major industries that drive the economy include automotive, advanced manufacturing, food and beverage production, healthcare, insurance, tourism, and back office and corporate headquarters
- Chattanooga's affordable cost of living with one of the area's lowest tax rates as well as the Volkswagen plant has boosted the area's labor force.

NEW 15 YEAR CORPORATE NNN LEASE

- Brand new 15-year corporate guaranteed NNN lease with Dollar General.
- Tenant is 100% responsible for all expenses including taxes, insurance, CAM, roof and structure.
- There are 10% rent increases in each of the five, 5-year option periods.

INVESTMENT GRADE TENANT

- Dollar General is a publicly traded (NYSE: DG) Fortune 500 company with an S&P investment grade credit rating of BBB.
- Currently over 18,000 locations and expanding by 1,000 stores each year.
- Dollar General has been in business for 80 years and has a current net worth of over \$6.2 billion.



DOLLAR GENERAL®

TENANT SUMMARY

FORTUNE[®]
500

PROVEN MOMENTUM.
ESSENTIAL RETAILER.



BBB

S&P CREDIT RANKING
INVESTMENT GRADE

DG

PUBLICALLY
TRADED

\$52 B

TOTAL NET
WORTH

81

YEARS IN
BUSINESS

18,200+

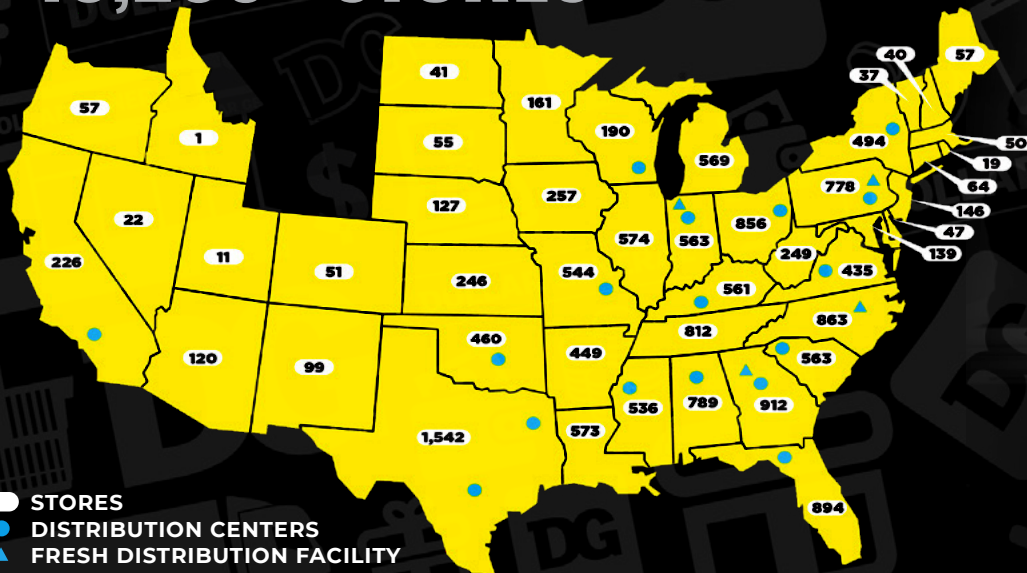
STORES IN
47 STATES

1,050

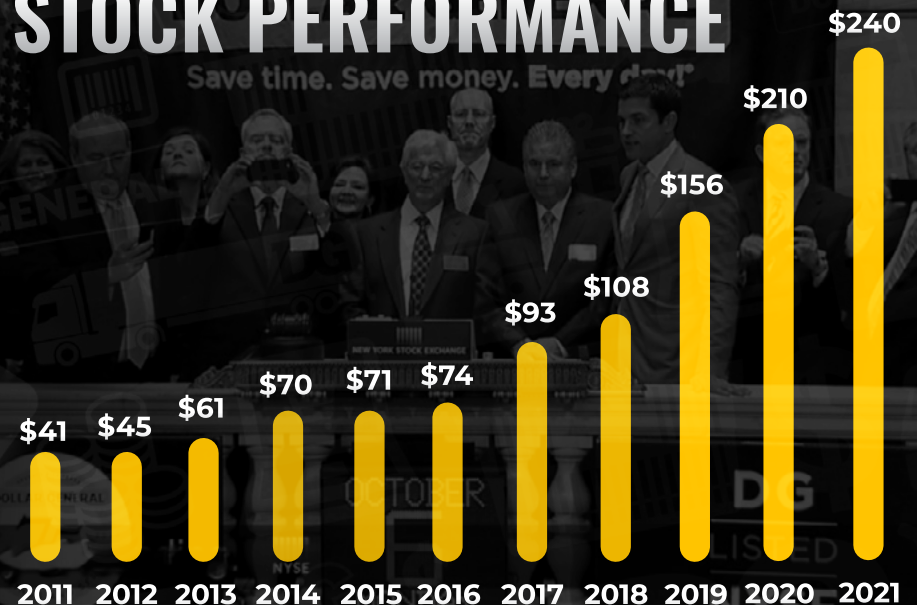
NEW STORES
PLANNED FOR 2022

REPRESENTATIVE

18,200+ STORES IN 47 STATES



STOCK PERFORMANCE



CHATTANOOGA STATE
COMMUNITY COLLEGE

8,241 students

THE UNIVERSITY OF TENNESSEE
CHATTANOOGA

10,341 students

est. 2004
CHATTANOOGA
CITY



Chattanooga Airport



Collegedale Airport



Conasauga State
Scenic River



Tennessee
Georgia

60

411

Hwy 2
8,900 VPD

TEMPLE GROVE

I-75
87,400 VPD



Wilson Airport



GEORGIA
NORTHWESTERN
5,837 students

75

41



5,987 students

DALTON
GEORGIA

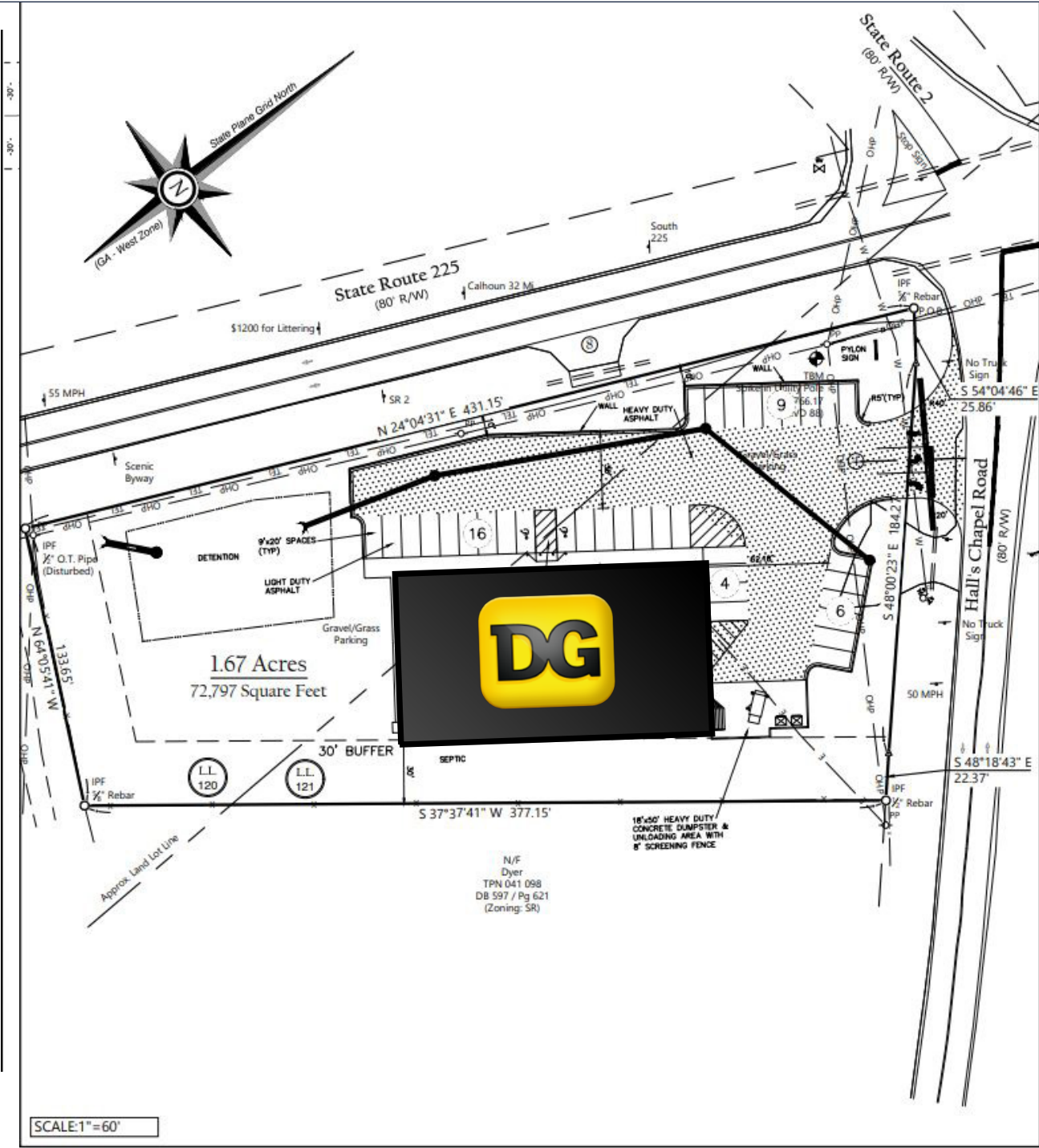


Dalton Municipal Airport

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SITE PLAN



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BROKER OF RECORD | JOHN LEONARD | LIC #: 252904

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Re: TBD GA-255 – Temple Grove, GA 30711 (Dollar General)

Dear:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$50,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$50,000 deposited at the expiration of the Inspection Period (\$100,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date

Within 10 Calendar Days after rent commencement and receipt of tenant estoppel.

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

**Contract within
10 days:**

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation

Purchaser's Initials _____ Seller's Initials _____

(written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____